

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12260 of National Children's Center, Inc. pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Section 3101.49 to permit an addition to existing philanthropic institution (National Children's Center) and to permit accessory parking (Section 3101.411) in the R-1-B District premises 6200 - 2nd Street, N.W., Square 3341, Lots 808,810,811,17 and 54.

HEARING DATE: November 23, 1976

DECISION DATE: January 17, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved and is presently used as a philanthropic institution school, residence and clinic.
3. Applicant requests permission to modify the plans as submitted to the Board of Zoning Adjustment and approved on January 7, 1974 by changing the location and design of the residential and clinical unit. Also, the existing original limestone building located on Second Street between Sheridan and Rittenhouse Streets is to be completely renovated internally.
4. Previous orders were issued by the Board for the same type of application, the last of which was dated February 2, 1975.
5. The proposed plans require a change of the existing alley between Sheridan and North Dakota Avenue to permit ingress and egress of handicapped persons to the facility. This modification would require action by the Office of the Surveyor, D.C., and/or the City Council. Alternate No.1 also submitted with applicant's plans require no change of the existing alley.

6. The student capacity under the subject application would remain the same as that submitted and approved under BZA Order No. 10899 (January 7, 1972), incorporated herein by reference.
7. The number of on-site and off-site parking shall remain identical to that submitted and approved under the aforementioned BZA Order No. 10899.
8. The National Capital Planning Commission recommended approval of this application to the Board of Zoning Adjustment.
9. The Advisory Neighborhood Commission 4B unanimously recommended approval of this application.
10. Objection to the granting of this application was registered by neighbors on the grounds that the plans did not list dates for scheduled construction phases, a schedule for a cleaning up of the grounds and lack of control and supervision of the children.
11. That at the Executive Session of the Board of Zoning Adjustment on December 21, 1976, Chairman William S. Harps by letter of same date made known to applicant's counsel certain conditions relating to the objection of the neighbors that must be addressed before a vote would be made by the Board on this application which letter is incorporated herein by reference; that counsel responded to said letter as evidenced by his Exhibits A,B,C and D all of which are incorporated herein by reference.

CONCLUSIONS OF LAW:

Based on the record the Board concludes that subject to the conditions hereinafter imposed, the granting of the proposed use will not adversely affect the use of neighboring property and that the proposed accessory parking spaces are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions, The Board further concludes that the granting of the relief herein will